

IN RE: PETITIONS FOR VARIANCE - SW/S * BEFORE THE
 Moreland Avenue, 1105' and 1155' SE *
 of the c/l of Harford Road * DEPUTY ZONING COMMISSIONER
 (3035 & 3037 Moreland Avenue) *
 14th Election District * OF BALTIMORE COUNTY
 6th Councilmanic District *
 Case Nos. 96-273-A and
 Santo DiFatta 96-274-A
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as combined Petitions for Variance for the properties known as 3035 and 3037 Moreland Avenue, located in the vicinity of Harford Road in Parkville. The Petitions were filed by the owner of the property, Santo DiFatta. In Case No. 96-273-A, the Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet, and to approve an undersized lot and grant any relief as determined to be necessary, pursuant to Section 304.2 of the B.C.Z.R., for a proposed dwelling. In Case No. 96-274-A, the Petitioner seeks similar relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a front lot width of 50 feet in lieu of the required 55 feet and a variance to permit a side yard setback of 7 feet in lieu of the minimum required 10 feet for an existing dwelling. The subject property and relief sought are more particularly described on the site plans submitted which were accepted and marked into evidence as Petitioner's Exhibits 1.

Appearing at the hearing on behalf of the Petitions were Santo DiFatta, property owner, and Vincent J. Moskunus, a representative of M & H Development Engineers, who prepared the site plans for these requests. Appearing as a Protestant in the matter was Mark A. Mears, who resides on

ORDER RECEIVED FOR FILING

Date

By

RECORDED

the property adjacent to 3035 Moreland Avenue, which is proposed to be developed with a single family home.

Testimony and evidence offered revealed that the property known as 3037 Moreland Avenue is improved with a two-story single family dwelling and is located within an older subdivision known as California Orchards, which was developed many years ago with 40-foot and 50-foot wide lots. The Petitioner purchased the property in June 1992, at which time it was comprised of five lots with a combined gross acreage of 0.519 acres, zoned D.R. 5.5. Shortly thereafter, the Petitioner filed a request for a minor subdivision of the property to create two lots back to back. Specifically, the Petitioner proposed a panhandle configuration in which the second lot would be located to the rear of the first lot and accessible via a panhandle driveway running along the northwest side property line. That configuration is more particularly described on a copy of a subdivision plat has been identified as Exhibit "A". The Office of Planning, and ultimately, the Board of Appeals denied the request for resubdivision in this fashion and recommended the Petitioner divide the property so as to create two side by side lots. The Petitioner now proposes a resubdivision of the property in accordance with Petitioner's Exhibit 1. In this scenario, the property at 3037 Moreland Avenue (Lot 1) will consist of 0.259 acres, more or less, and will contain the existing improvements. Proposed Lot 2, or 3035 Moreland Avenue, will also contain 0.259 acres, and is proposed to be developed with a single family dwelling. However, in order to divide the property as proposed, the relief requested is necessary in order to legitimize the existing improvements and to develop Lot 2 with a single family dwelling.

As noted above, Mr. Mark Mears, an adjoining property owner, appeared and testified in opposition to the request. Mr. Mears resides on the property adjacent to the vacant lot at 3035 Moreland Avenue. Mr. Mears does not believe it appropriate to develop this property with a single family dwelling and wants that property to remain vacant. Mr. Mears is concerned about additional storm water runoff on his property as a result of development on 3035 Moreland Avenue. He further testified that there is a large oak tree on this lot which he would not like to see destroyed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. The uncontradicted testimony established that these properties are located in an older subdivision which was developed many years ago with narrow lots, many of which are under 50 feet in width, and that approximately 60% of the houses in this

community are built on narrow, undersized lots. Therefore, I believe it appropriate to grant the relief requested to legitimize the existing dwelling and to permit development on the vacant lot at 3035 Moreland Avenue with a single family dwelling. In the opinion of this Deputy Zoning Commissioner, the relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Furthermore, it will not be necessary to address the provisions of Section 304 of the B.C.Z.R. in that the Petitioner has failed to satisfy the requirements set forth therein, and in the alternative, has requested the variances. However, as a condition of approval, the Petitioner shall submit elevation drawings to the Office of Planning for review and approval prior to the issuance of any building permits for the proposed dwelling at 3035 Moreland Avenue.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of March, 1996 that the Petition for Variance in Case No. 96-274-A seeking relief from Section 1B02.3.C.1 to permit a front lot width of 50 feet in lieu of the required 55 feet, and a side yard setback of 7 feet in lieu of the minimum required 10 feet, for an existing dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

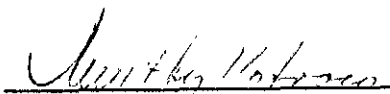
IT IS FURTHER ORDERED that the Petition for Variance in Case No. 96-273-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in

lieu of the required 55 feet, for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any building permits for improvements on 3035 Moreland Avenue, the Petitioner shall submit elevation drawings of the proposed dwelling for review and approval by the Office of Planning. The house at 3035 Moreland Avenue shall be constructed for resale purposes, only. The Petitioner shall not be permitted to use the dwelling as a rental property; the dwelling shall be owned by the person residing therein.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 3/26/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 20, 1996

Mr. Santo DiFatta
8829 Avondale Road
Baltimore, Maryland 21234

RE: PETITIONS FOR VARIANCE
SW/S Moreland Avenue, 1105' and 1155' SE of the c/l of Harford Road
(3035 & 3037 Moreland Avenue)
14th Election District - 6th Councilmanic District
Santo DiFatta - Petitioner
Case Nos. 96-273-A and 96-274-A

Dear Mr. DiFatta:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Vincent J. Moskunas, M & H Development Engineers, Inc.
200 E. Joppa Road, Joppa, Md. 21286

People's Counsel

File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-274-A

#

3037 MORELAND AVE.

which is presently zoned DR.5.5

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3C1 (BCZB)

To permit front lot width of 50 ft. in lieu of the required 55 ft. and a 7 ft. side yard setback in lieu of the required 10 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. A MINOR SUBDIVISION WAS FILED FOR TWO (2) LOTS AS A PAN HANDLE CONFIGURATION WHICH WOULD NOT HAVE ^{FOR} HAD A VARIANCE. BOARD OF APPEALS CASE NO 93-050MP. DENIED APPROVAL BECAUSE OFFICE OF PLANNING & ZONING DENIED THE RESUBDIVISION. THE PROPERTY WAS PURCHASED FOR THE PURPOSE OF SUBDIVIDING THE LOT WHICH HAS TWO (2) TAX ACCOUNT NUMBERS.
2. WIDTH OF PROPERTY TOO NARROW TO HAVE 55 FOOT WIDE LOTS, SIDE BY SIDE.
3. EXISTING DWELLING IN ONE OF THE TAX ACCOUNT NUMBERS IS TOO CLOSE TO THE PROPOSED RIGHT PROPERTY LINE, WHICH IT WOULD NOT HAVE BEEN IF THE PAN HANDLE WAS APPROVED.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

SANTO DI FATTA.

(Type or Print Name)

Santo Di Fatta

Signature

(Type or Print Name)

Signature

8829 AVONDALE ROAD

Address

661-2507

Phone No.

BALTO.

City

MD.

State

21234

Zipcode

Name, Address and phone number of representative to be contacted.

M&H DEVELOPMENT ENGINEERS, INC.

VINCENT J. MOSKUNAS.

Name

200 E. JOPPA RD.

Address

21286

828-9060

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

1-17-96

ITEM # 272

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95



ORDER RECEIVED FOR FILING

Date

By



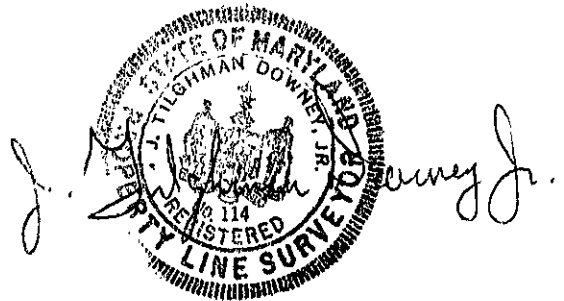
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286
(410) 828-9060

January 16, 1996.

ZONING DESCRIPTION FOR
#3037 MORELAND AVENUE

96-274-A

Beginning at a point on the southwest side of Moreland Avenue which is 30 foot of Right-of-Way wide at the distance of 1155'± southeast of the southeast side of Harford Road which is 66 foot of Right-of-Way wide. Being Lot Nos. 94, 95, and half of lot 96, as shown on the Plat Entitled, "California Orchards", as record in Baltimore County Plat Book W.P.C.No. 7, folio 37, Containing 0.259 Acre, more or less. Also known as 3037 Moreland Avenue and located in the 14th. Election District.



J. Tilghman Downey, Jr.

MICROFILMED

ITEM # 272

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-274-F

District: 14th Date of Posting: 2/2/96
Posted for: Variance
Petitioner: Son to D. Fatta
Location of property: 3037 Morford Ave
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by: M. H. Kelly Date of return: 2/9/96
Signature
Number of Signs: 1



MICHAEL J. AS

NOTICE OF HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of the County, will hold a public hearing on the property identified herein in Room 106 of the County Offices Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-274-A
(Item 272)

3037 Moreland Avenue
S.W.S. Moreland Avenue,
1155 +/- SE of rd/Harford Rd.
14th Election District
6th Councilmanic

Legal Owner(s):
Santo DiFatta

Variance: to permit a front lot width of 50 feet in lieu of the required 55 feet and a 7 foot side yard setback in lieu of the required 10 feet.

Hearing: Tuesday, February 27, 1996 at 2:00 p.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are special accommodations for Handicapped Accessible. Please Call 887-3353.

(2) For information concerning the file and/or Hearing, Please Call 887-3351.

2/105 Feb. 8. 130280

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/8, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/8, 1996.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Publication~~

R 201-6150

1-16-96

1701 271

ACCOUNT

2-77-615

ITEM # 2714-72

400-55-200

96-274-A

AMOUNT \$ 170.00

RECEIVED
FROM

AMOUNT \$ 110 =

175-171-4 272

100-11442-4

FOR:

21

1744 ACE. 1/2 of 1875-1876

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
BELLOW - CUSTOMER

١٠٠

TO: PUTUXENT PUBLISHING COMPANY
February 8, 1996 Issue - Jeffersonian

Please forward billing to:

Santo DiFatta
8829 Avondale Road
Baltimore, MD 21234
661-2507

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-274-A (Item 272)
3037 Moreland Avenue
SW/S Moreland Avenue, 1155'+/- SE of c/l Harford Road
14th Election District - 6th Councilmanic
Legal Owner: Santo DiFatta

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and a 7 foot side yard setback in lieu of the required 10 feet.

HEARING: TUESDAY, FEBRUARY 27, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 31, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-274-A (Item 272)
3037 Moreland Avenue
SW/S Moreland Avenue, 1155'+/- SE of c/l Harford Road
14th Election District - 6th Councilmanic
Legal Owner: Santo DiFatta

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and a 7 foot side yard setback in lieu of the required 10 feet.

HEARING: TUESDAY, FEBRUARY 27, 1996 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Santo DiFatta
M & H Development Engineers, Inc.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



44-2824-13551



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 21, 1996

Santo Difatta
8829 Avondale Road
Baltimore, MD 21234

RE: Item No.: 272
Case No.: 36-274-A
Petitioner: S. Difatta
3037 Morelenad Ave.

Dear Mr. Difatta:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on .

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILM



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Feb. 5, 1996
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for February 5, 1996
Items 272, 273, 275, 276 and 278 4

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 7, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 271 and 272

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 01/29/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 29, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 271, 272, 273, 274, 276, 277 AND 278. 6

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILM



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

1-26-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 272 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

RE: PETITION FOR VARIANCE
3037 Moreland Avenue, SW/S Moreland Ave,
1155'+/- SE of c/l Harford Road
14th Election District, 6th Councilmanic

Santo DiFatta
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-274-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to M & H Development Engineers, Inc., 200 E. Joppa Road, Baltimore, MD 21286, representative for Petitioner.

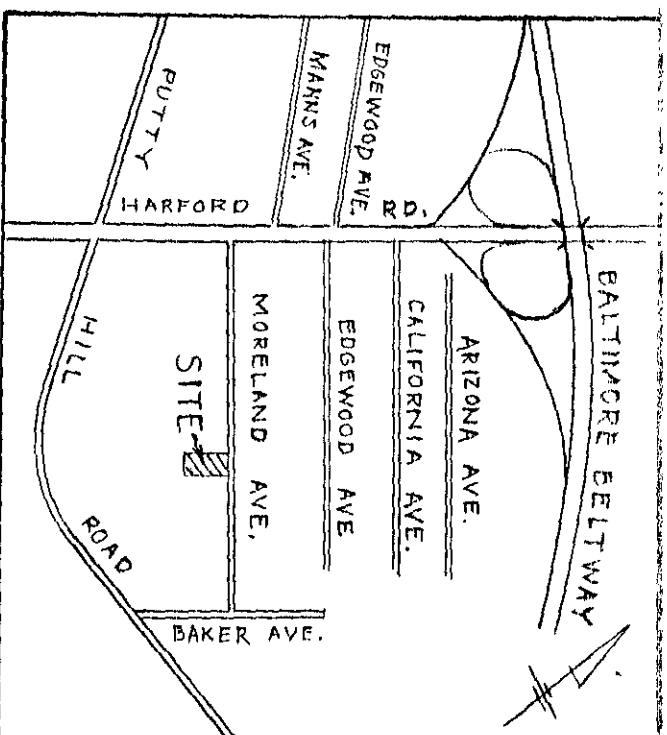
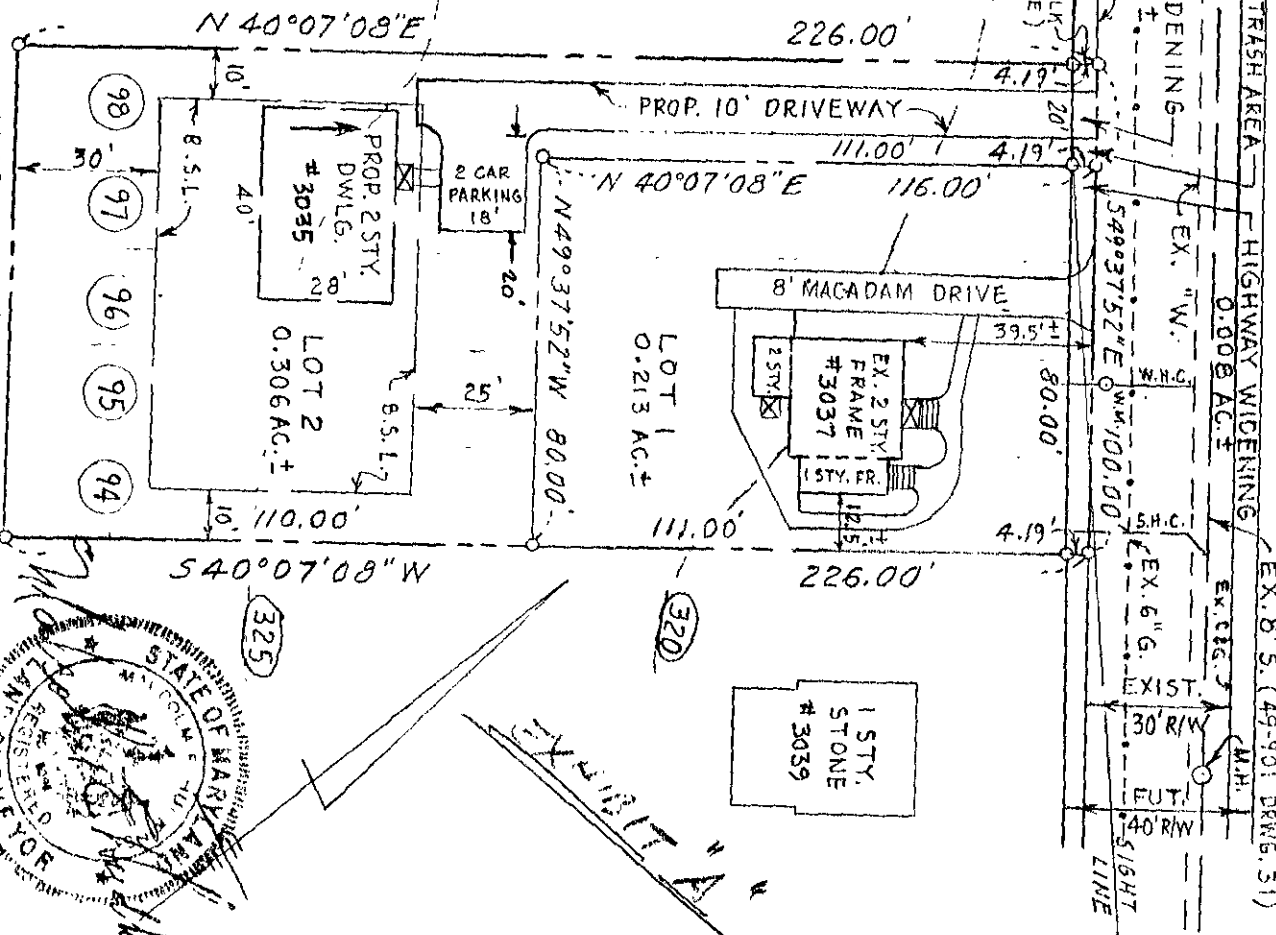
Peter Max Zimmerman

PETER MAX ZIMMERMAN

DENSITY NOTES (CONTINUED)

7. WATERSHED - 6
8. SUBSEWER SHED - 18
9. NOT IN CHESAPEAKE BAY CRITICAL AREA.
10. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE PREMISES.
11. NO WETLANDS OR STREAMS EXIST.
12. SOIL TYPE UGD BALTIMORE COUNTY SOILS MAP NO. 35
13. NO WELLS OR SEPTIC TANKS.
14. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERSHIP SINCE JAN. 27, 1927 & SEPT. 14, 1936. THE DEVELOPERS ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
15. THE AREAS BETWEEN THE SITE LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
16. THE PROP. DWLG. WILL BE COMPATIBLE TO THE EXIST. HOUSE ADJACENT TO THIS LOT.

MORELAND AVENUE



VICINITY MAP
SCALE: 1"=1000'

DENSITY CALCULATIONS

1. AREA ZONED - DR. 5.5
2. GROSS AREA = 0.519 AC.±
3. HIGHWAY WIDENING - 0.010 AC.±
4. NET AREA = 0.509 AC.±
5. NO. OF LOTS ALLOWED = 2
6. NO. OF LOTS PROPOSED = 2
7. CENSUS TRACT - 4401
8. COUNCILMANIC DISTRICT - 6
9. REGIONAL PLANNING DIST. - 315A
10. SCHOOL DISTRICT - 93 DANLEIGH

SUBDIVISION PLAT

RESUBDIVISION OF LOTS 94, 95, 96, 97 & 98

CALIFORNIA ORCHARDS

W.P.C. 7/37

14TH. ELECTION DISTRICT

BALTIMORE COUNTY, MD.

SCALE: 1"=40' MAR. 4, 1993

92-7268



**DEVELOPMENT
ENGINEERS, INC.**

OWNER:
SANTO DI FATTA & WIFE
8829 AVONDALE RD.
BALTO., MD. 21234.
DEED: 9302 / 717

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
(301) 828-9060

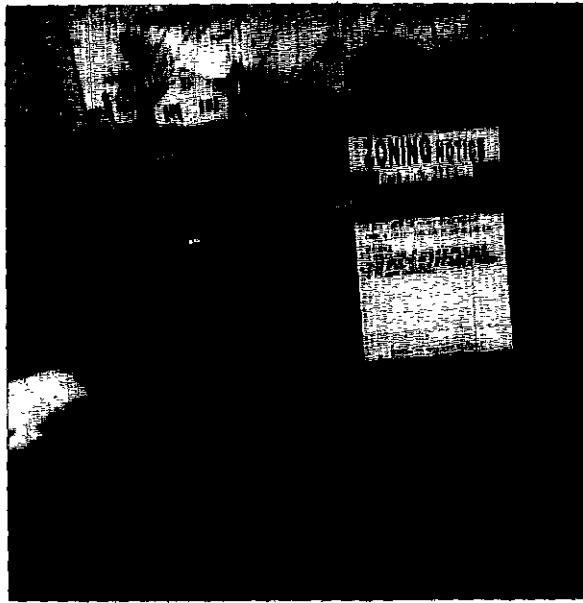
APPROVED: ENVIRONMENTAL PROTECTION
8c RESOURCE MANAGEMENT

DIRECTOR DATE

DEED REF. LOTS 94, 95 & 96 - C.W.B.J.R. 984 / 114 ACCT. # 1417010151
LOTS 97 & 98 - R.J.S. 1358 / 540 ACCT. # 1417010152

MICROFILMED

96-274-A



1964-1965

IN RE: PETITIONS FOR VARIANCE - SW/S * BEFORE THE
Moreland Avenue, 1105' and 1155' SE * DEPUTY ZONING COMMISSIONER
of the c/l of Harford Road (3035 & 3037 Moreland Avenue)
14th Election District * OF BALTIMORE COUNTY
6th Councilmanic District * Case Nos. 96-273-A and
Santo DiFatta 96-274-A
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as combined Petitions for Variance for the properties known as 3035 and 3037 Moreland Avenue, located in the vicinity of Harford Road in Parkville. The Petitions were filed by the owner of the property, Santo DiFatta. In Case No. 96-273-A, the Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet, and to approve an undersized lot and grant any relief as determined to be necessary, pursuant to Section 304.2 of the B.C.Z.R., for a proposed dwelling. In Case No. 96-274-A, the Petitioner seeks similar relief from Section 1802.3.C.1 of the B.C.Z.R. to permit a front lot width of 50 feet in lieu of the required 55 feet and a variance to permit a side yard setback of 7 feet in lieu of the minimum required 10 feet for an existing dwelling. The subject property and relief sought are more particularly described on the site plans submitted which were accepted and marked into evidence as Petitioner's Exhibits 1.

Appearing at the hearing on behalf of the Petitions were Santo DiFatta, property owner, and Vincent J. Moskunas, a representative of M & H Development Engineers, who prepared the site plans for these requests. Appearing as a Protestant in the matter was Mark A. Mears, who resides on

the property adjacent to 3035 Moreland Avenue, which is proposed to be developed with a single family home.

Testimony and evidence offered revealed that the property known as 3037 Moreland Avenue is improved with a two-story single family dwelling and is located within an older subdivision known as California Orchards, which was developed many years ago with 40-foot and 50-foot wide lots. The Petitioner purchased the property in June 1992, at which time it was comprised of five lots with a combined gross acreage of 0.519 acres, zoned D.R. 5.5. Shortly thereafter, the Petitioner filed a request for a minor subdivision of the property to create two lots back to back. Specifically, the Petitioner proposed a panhandle configuration in which the second lot would be located to the rear of the first lot and accessible via a panhandle driveway running along the northwest side property line. That configuration is more particularly described on a copy of a subdivision plat has been identified as Exhibit "A". The Office of Planning, and ultimately, the Board of Appeals denied the request for resubdivision in this fashion and recommended the Petitioner divide the property so as to create two side by side lots. The Petitioner now proposes a resubdivision of the property in accordance with Petitioner's Exhibit 1. In this scenario, the property at 3037 Moreland Avenue (Lot 1) will consist of 0.259 acres, more or less, and will contain the existing improvements. Proposed Lot 2, or 3035 Moreland Avenue, will also contain 0.259 acres, and is proposed to be developed with a single family dwelling. However, in order to divide the property as proposed, the relief requested is necessary in order to legitimize the existing improvements and to develop Lot 2 with a single family dwelling.

- 2 -

As noted above, Mr. Mark Mears, an adjoining property owner, appeared and testified in opposition to the request. Mr. Mears resides on the property adjacent to the vacant lot at 3035 Moreland Avenue. Mr. Mears does not believe it appropriate to develop this property with a single family dwelling and wants that property to remain vacant. Mr. Mears is concerned about additional storm water runoff on his property as a result of development on 3035 Moreland Avenue. He further testified that there is a large oak tree on this lot which he would not like to see destroyed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. The uncontradicted testimony established that these properties are located in an older subdivision which was developed many years ago with narrow lots, many of which are under 50 feet in width, and that approximately 60% of the houses in this

- 3 -

community are built on narrow, undersized lots. Therefore, I believe it appropriate to grant the relief requested to legitimize the existing dwelling and to permit development on the vacant lot at 3035 Moreland Avenue with a single family dwelling. In the opinion of this Deputy Zoning Commissioner, the relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Furthermore, it will not be necessary to address the provisions of Section 304 of the B.C.Z.R. in that the Petitioner has failed to satisfy the requirements set forth therein, and in the alternative, has requested the variances. However, as a condition of approval, the Petitioner shall submit elevation drawings to the Office of Planning for review and approval prior to the issuance of any building permits for the proposed dwelling at 3035 Moreland Avenue.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of March, 1996 that the Petition for Variance in Case No. 96-274-A seeking relief from Section 1802.3.C.1 to permit a front lot width of 50 feet in lieu of the required 55 feet, and a side yard setback of 7 feet in lieu of the minimum required 10 feet, for an existing dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance in Case No. 96-273-A seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in

- 4 -

lieu of the required 55 feet, for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any building permits for improvements on 3035 Moreland Avenue, the Petitioner shall submit elevation drawings of the proposed dwelling for review and approval by the Office of Planning. The house at 3035 Moreland Avenue shall be constructed for resale purposes only. The Petitioner shall not be permitted to use the dwelling as a rental property; the dwelling shall be owned by the person residing therein.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 20, 1996

Mr. Santo DiFatta
8829 Avondale Road
Baltimore, Maryland 21234

RE: PETITIONS FOR VARIANCE
SW/S Moreland Avenue, 1105' and 1155' SE of the c/l of Harford Road
(3035 & 3037 Moreland Avenue)
14th Election District - 6th Councilmanic District
Santo DiFatta - Petitioner
Case Nos. 96-273-A and 96-274-A

Dear Mr. DiFatta:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Vincent J. Moskunas, M & H Development Engineers, Inc.
200 E. Joppa Road, Joppa, Md. 21286

People's Counsel

File

- 5 -

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 3037 MORELAND AVE.
96-274-A which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C1 (BCZR) to permit front lot width of 50 ft. in lieu of the required 55 ft. and a 7 ft. side yard setback in lieu of the required 10 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
1. A VARIANCE SUBDIVISION WAS FILED FOR TWO (2) LOTS AT A PANHANDLE CONFIGURATION WHICH WOULD NOT HAVE A VARIANCE. BOARD OF APPEALS CASE NO. 93-050 MP. DENIED APPROVAL BECAUSE OFFICE OF PLANNING DENIED THE RESUBDIVISION. THE PROPERTY WAS PURCHASED FOR THE PURPOSE OF SUBDIVIDING THE LOT WHICH HAD TWO (2) TAX ACCOUNT NUMBERS.
2. LENGTH OF PROPERTY TOO NARROW TO HAVE STREET FRONTAGE, THE LOT SIZE.
3. EXISTING DWELLING IS IN THE FUTURE TAX ACCOUNT NUMBERS IS TOO CLOSE TO THE PROPOSED RIGHT PROPERTY LINE WHICH PROPERTY IS TO BE POSTED AND ADVERTISED AS PRESCRIBED BY ZONING REGULATIONS.
I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

We do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

SANTO DI FATTA

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

Name, Address and phone number of representative to be contacted:

VINCENT J. MOSKUNAS

Address

City

Phone No.

Address

City

Phone No.

Address

City

Phone No.

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date: _____

ALL OTHER _____

REVIEWED BY: R.F. DATE: 1-17-96

ITEM # 272

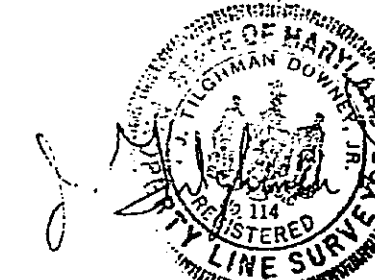
M & H DEVELOPMENT ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286
(410) 828-9000

January 16, 1996.

ZONING DESCRIPTION FOR
#3037 MORELAND AVENUE

Beginning at a point on the southwest side of Moreland Avenue which is 30 foot of Right-of-Way wide at the distance of 1155' southeast of the southeast side of Harford Road which is 66 foot of Right-of-Way wide, being Lot Nos. 94, 95, and half of lot 96, as shown on the Plat Entitled, "California Orchards", as record in Baltimore County Plat Book W.P.C.No. 7, folio 37, Containing 0.259 Acre, more or less. Also known as 3037 Moreland Avenue and located in the 14th. Election District.



J. Tilghman Downey, Jr.

ITEM # 272

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-274-77

District: 10th Date of Posting: 2/1/96
Posted for: Variances
Petitioner: Santo DiFatta
Location of property: 3037 Moreland Ave.
Location of Sign: Facing 3037 Moreland Ave. property being zoned
Remarks: _____
Posted by: W. Carl Richards, Jr. Date of return: 2/1/96
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/6, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/8, 1996.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case: 96-274-A (Item 272)
3037 Moreland Avenue
SW/S Moreland Avenue, 1155' +/- SE of c/l Harford Road
14th Election District - 6th Councilmanic
Legal Owner: Santo DiFatta

Variance: To permit a front lot width of 50 feet in lieu of the required 55 feet and a 7 foot side yard setback in lieu of the required 10 feet.

Hearing: Tuesday, February 27, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
2/1/96 Feb. 8, 1996

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 1-16-96 ACCOUNT: R-01-6150
ITEM: 271927
AMOUNT: \$ 170.00
RECEIVED FROM: M. H. LEVITT, INC.
FOR: R.T.
VALIDATION OR SIGNATURE OF CASHIER: _____

TO: PUTNEY PUBLISHING COMPANY
February 8, 1996 Issue - Jeffersonian
Please forward billing to:
Santo DiFatta
8829 Avondale Road
Baltimore, MD 21234
661-2507

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case: 96-274-A (Item 272)
3037 Moreland Avenue
SW/S Moreland Avenue, 1155' +/- SE of c/l Harford Road
14th Election District - 6th Councilmanic
Legal Owner: Santo DiFatta

Variance: To permit a front lot width of 50 feet in lieu of the required 55 feet and a 7 foot side yard setback in lieu of the required 10 feet.

Hearing: TUESDAY, FEBRUARY 27, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 31, 1996

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case: 96-274-A (Item 272)
3037 Moreland Avenue
SW/S Moreland Avenue, 1155' +/- SE of c/l Harford Road
14th Election District - 6th Councilmanic
Legal Owner: Santo DiFatta

Variance: To permit a front lot width of 50 feet in lieu of the required 55 feet and a 7 foot side yard setback in lieu of the required 10 feet.

Hearing: TUESDAY, FEBRUARY 27, 1996 at 2:00 p.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Santo DiFatta
M & H Development Engineers, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 21, 1996

Santo DiFatta
8829 Avondale Road
Baltimore, MD 21234

Re: Item No. 272
Case No. 96-274-A
Petitioner: S. DiFatta
3037 Moreland Ave.

Dear Mr. DiFatta:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Feb. 5, 1996
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review
RE: Zoning Advisory Committee Meeting
for February 5, 1996
Items 272, 273, 275, 276 and 278

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 7, 1996
Permits and Development
Management
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 271 and 272

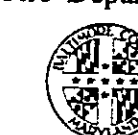
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carol Keller

PK/JL

ITEM271/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 01/29/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 29, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 271, 272, 273, 274, 276, 277 AND 278.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

1-26-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 272 (27)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

RE: PETITION FOR VARIANCE
3017 Moreland Avenue, PWS Moreland Ave.,
11551/1/2 SE of c/l Harford Road
14th Election District, 6th Councilmanic
Santo DiPatta
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-274-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

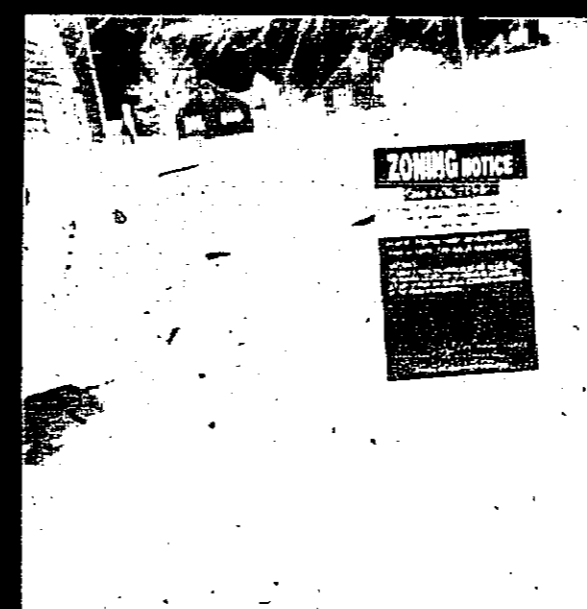
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carol S. Demilio
CAROL S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of February, 1996, a copy of the foregoing Entry of Appearance was mailed to M & H Development Engineers, Inc., 200 East Joppa Road, Baltimore, MD 21286, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



96-274-A



96-274-A
NEIGHBORHOOD MAP
SCALE: 1" = 200'
MAR. 17, 1993
EXHIBIT "B"
ITEM # 272
M&H DEVELOPMENT ENGINEERS, INC.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
(301) 824-9060

